

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF:

- a. Beulah Pilgrim Holiness Church
for 457-459 Blue Hill Avenue
- b. Neighborhood Economic Development
Council Inc. for 461-465, 483-485,
470-476 Blue Hill Avenue;
8-12 Geneva Avenue; 651-663 Warren St.
- c. Del-Mar Cleansers, Inc.
487-493 Blue Hill Avenue
- d. Prince Hall Development Corp.
for 3-11 Washington Street

in the Washington Park Urban Renewal Area
Project No. Mass. R-24 and the Blue Hill
Avenue Area.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, (1) the Beulah Pilgrim Holiness Church, (2) the Neighborhood Economic Development Council, Inc., (3) the Del-Mar Cleansers, Inc., and (4) the Prince Hall Development Corp. have expressed an interest in and have submitted satisfactory proposals for the development of the buildings located at (1) 457-459 Blue Hill Avenue, (2) 461-465, 483-485, 470-476 Blue Hill Avenue, 8-12 Geneva Avenue, 651-663 Warren Street, (3) 487-493 Blue Hill Avenue, and (4) 3-11 Washington Street respectively in the Washington Park Urban Renewal Area and the Blue Hill Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That 1. The Beulah Pilgrim Holiness Church, 2. The Neighborhood Economic Development Council Inc., 3. The Del-Mar Cleansers, Inc., and 4. The Prince Hall Development Corp. be and hereby are tentatively designated as redevelopers of 1. 457-459 Blue Hill Ave., 2. 461-465, 483-485, 470-476 Blue Hill Ave., 8-12 Geneva Ave., 651-663 Warren Street, 3. 487-493 Blue Hill Ave., and 4. 3-11 Washington Street respectively in the Washington Park Urban Renewal Area and the Blue Hill Area subject to:
 - a. Concurrence in the proposed disposal transactions by the Department of Housing and Urban Development;
 - b. Publication of all public disclosures and issuances of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - c. Submission within ninety (90) days in a form satisfactory to the Authority of:
 1. Evidence of the availability of necessary equity funds, as needed; and
 2. Evidence of firm financial commitments from banks or other lending institutions; and
 3. Final Working Drawings and Specifications; and
 4. Proposed development and rental schedule.
2. That disposal of 1. 457-459 Blue Hill Ave., 2. 461-465, 483-485, 470-476 Blue Hill Ave., 8-12 Geneva Ave., 651-663 Warren Street 3. 487-493 Blue Hill Ave., and 4. 3-11 Washington Street by negotiations is the appropriate method of making the properties available for redevelopment.
3. That it is hereby found and determined that the proposed developments will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers' Statements for Public Disclosure" (Federal Form H-6004).

PROPERTY PROFILE

Primer Holi Dev. Corp

PARCEL: 778

REUSE PARCEL:

ADDRESS: 3 to 11 Washington Street

TYPE OF CONSTRUCTION / STORIES: 3 B - 1 Story (90 x 40)

OWNER: City of Boston

EXISTING OCCUPANCY: 5 Stores (4 vacant)

LEGAL OCCUPANCY: Stores

PROPOSED OCCUPANCY: Stores

ESTIMATED REHAB COST: \$40,440.00

REHABILITATION SPECIALIST R. McGilvray/ P. DeRosa DATE: 3/11/81

The necessary rehabilitation to meet the renewal plan, development plan or local rehabilitation standards consists of the following:

EXTERIOR:

COST ESTIMATE

- | | |
|--|-------------|
| 1. Repair store fronts (5 @ \$2,000). | \$10,000.00 |
| 2. Repair Roof. | 1,500.00 |

INTERIOR:

- | | |
|----------------------------------|----------|
| 1. Repair wiring (5 @ \$1,500). | 7,500.00 |
| 2. Repair heating unit. | 7,500.00 |
| 3. Redecorate (include floors). | 7,200.00 |

Sub Total	\$ 33,700.00
20% Overhead, Profit, Taxes, etc.	6,740.00
Total Estimated Rehab Cost	\$ 40,440.00

PROPERTY PROFILE

NEDC

PARCEL:

REUSE PARCEL:

ADDRESS: 483-485 Blue Hill Avenue

TYPE OF CONSTRUCTION / STORIES: 4 Stories: B III

OWNER: City of Boston

EXISTING OCCUPANCY: 6 Dwelling Units/ 2 Stores (Vacant)

LEGAL OCCUPANCY: 2 Stores/ 6 Apartments

PROPOSED OCCUPANCY: 2 Stores/ 6 Apartments

ESTIMATED REHAB COST: \$244,380.00

REHABILITATION SPECIALIST H. Marlowe/ J. Wall/ W. Norton DATE: 4/23/81

The necessary rehabilitation to meet the renewal plan, development plan or local rehabilitation standards consists of the following:

EXTERIOR:

COST ESTIMATE

1. New store fronts.	\$15,000.00
2. New entrance doorways.	2,500.00
3. New windows.	13,650.00
4. Repair, rebuild where necessary & point masonry walls and chimneys.	10,000.00
5. Install new tar and gravel roof, flashings & skylights.	12,000.00
6. Paint trim complete.	4,000.00

INTERIOR:

1. Remove debris.	4,000.00
2. Repair floors & stairs.	12,000.00
3. New plaster ceilings, walls and trim.	30,000.00
4. Install a new heating plant & new radiation.	15,000.00
5. Install a new plumbing system, including supplies, waste and vents, and gas service.	15,000.00
6. Install a new electrical service and fixtures.	15,000.00
7. Install a new concrete basement floor, fire-resistant ceiling.	8,000.00
8. Install new kitchens, bathrooms.	30,000.00
9. Install emergency lights & smoke/detectors.	7,500.00
10. Complete redecoration of all units & public spaces.	10,000.00

Sub Total	\$ 203,650.00
Overhead, Profit, Taxes, etc.	40,730.00
Total Estimated Rehab Cost	\$ 244,380.00

PROPERTY PROFILE

Del mon Cleaners

PARCEL: 2450

REUSE PARCEL:

ADDRESS: 487-493 Blue Hill Avenue

TYPE OF CONSTRUCTION / STORIES: B III - 1 Story

OWNER:

EXISTING OCCUPANCY: 7 Stores (Occupied)

LEGAL OCCUPANCY: Stores

PROPOSED OCCUPANCY:

ESTIMATED REHAB COST: \$216,125

REHABILITATION SPECIALIST H. Marlowe / J. Wall / W. Norton DATE: 3/12/81

The necessary rehabilitation to meet the renewal plan, development plan or local rehabilitation standards consists of the following:

EXTERIOR:

COST ESTIMATE

1.	New store fronts, doorways.	\$35,000.00
2.	New rear doorways.	2,100.00
3.	New windows- rear.	2,400.00
4.	Repair, rebuild where necessary & point masonry walls.	7,500.00
5.	Install new tar & gravel roof.	10,200.00
6.	Install new gutters, flashings, conductors & skylights.	3,500.00
7.	Paint trim complete.	3,000.00

INTERIOR:

1.	Remove debris.	2,000.00
2.	Repair floors & basement stairs.	12,000.00
3.	New plaster ceilings, walls & trim.	16,400.00
4.	Install a new heating plant & new radiation.	12,000.00
5.	Install a new plumbing system, including supplies, waste & vents.	12,000.00
6.	Install a new electrical service, wiring & fixtures.	8,000.00
7.	Install a new concrete basement floor, fire resistant ceiling.	15,300.00
8.	Install new lavatories.	10,500.00
9.	Install new smoke/heat detector system.	14,000.00
10.	Complete redecoration.	7,000.00

Sub Total \$ 172,900.00
Overhead, Profit, Taxes, etc. 43,225.00
Total Estimated Rehab Cost \$ 216,125.00

PARCEL: 2544

REUSE PARCEL:

ADDRESS: 651-663 Warren Street

TYPE OF CONSTRUCTION / STORIES: B III - 1 Story

OWNER: City of Boston

EXISTING OCCUPANCY: 7 Stores (3 Occupied - 4 Vacant)

LEGAL OCCUPANCY: Professional Offices

PROPOSED OCCUPANCY:

ESTIMATED REHAB COST: \$186,500.00

REHABILITATION SPECIALIST H. Marlowe / J. Wall / W. Norton DATE: 3/12/81

The necessary rehabilitation to meet the renewal plan, development plan or local rehabilitation standards consists of the following:

EXTERIOR:COST ESTIMATE

1.	New store fronts, doorways.	\$35,000.00
2.	New rear doorways.	1,200.00
3.	New windows- rear.	1,600.00
4.	Repair, rebuild where necessary & point masonry walls.	7,500.00
5.	Install new tar & gravel roof.	15,000.00
6.	Install new gutters, flashings, conductors & skylights.	2,000.00
7.	Paint trim complete.	3,500.00

INTERIOR:

1.	Remove debris.	2,000.00
2.	Repair floors & basement stairs.	12,000.00
3.	New plaster ceilings, walls & trim.	12,000.00
4.	Install a new heating plant & new radiation.	12,000.00
5.	Install a new plumbing system, including supplies, waste & vents.	6,000.00
6.	Install a new electrical service, wiring & fixtures.	8,000.00
7.	Install a new concrete basement floor, fire resistant ceiling.	16,000.00
8.	Install new lavatories.	10,500.00
9.	Install new smoke/heat detector system.	1,400.00
10.	Complete redecoration.	3,500.00

Sub Total	\$	149,200.00
Overhead, Profit, Taxes, etc.		37,300.00

PROPERTY PROFILE

NEDC.

PARCEL: 658

REUSE PARCEL:

ADDRESS: 470-476 Blue Hill Avenue

TYPE OF CONSTRUCTION / STORIES: 3 B, 4 Stories (60 x 60)

OWNER: City of Boston

EXISTING OCCUPANCY: 3 Stores, 6 Apartments

LEGAL OCCUPANCY: 2 Stores, 6 Apartments

PROPOSED OCCUPANCY:

ESTIMATED REHAB COST: \$ 204,800

REHABILITATION SPECIALIST R. McGilvray/ P. DeRosa

DATE: 3/11/81

The necessary rehabilitation to meet the renewal plan, development plan or local rehabilitation standards consists of the following:

EXTERIOR:

COST ESTIMATE

1. Repair/replace wood frame bay windows.	\$10,000.00
2. Repair or replace wood trim, cornice work, and mansard windows.	6,500.00
3. Rebuild/repoint masonry chimneys.	4,000.00
4. Repair/replace window sash (38).	7,500.00
5. Rebuild storefronts @ 3 stores.	25,000.00
6. Install a new roof.	25,000.00

INTERIOR:

1. Replace heating system.	24,000.00
2. Rewire stores and apartments.	15,000.00
3. Install new bathrooms (6) and kitchens (6).	30,000.00
4. Repair walls and ceilings.	15,000.00
5. Install heat/smoke detectors.	7,000.00
6. Redecorate	10,000.00

	Sub Total	\$ 179,000.00
20%	Overhead, Profit, Taxes, etc.	35,800.00
	Total Estimated Rehab Cost	\$ 204,800.00

PROPERTY PROFILE

PARCEL:

N EDC

REUSE PARCEL:

ADDRESS: 12 Geneva Avenue

TYPE OF CONSTRUCTION / STORIES: A- 1 Story (80 x 60)

OWNER: City of Boston

EXISTING OCCUPANCY: Auto Body Repair Garage

LEGAL OCCUPANCY: Garage

PROPOSED OCCUPANCY:

ESTIMATED REHAB COST: \$6,100.00

REHABILITATION SPECIALIST R. McGilvray/ P. DeRosa

DATE: 3/11/81

The necessary rehabilitation to meet the renewal plan, development plan or local rehabilitation standards consists of the following:

EXTERIOR:

COST ESTIMATE

- | | |
|--|------------|
| 1. Repair loose masonry, point part of wall. | \$2,000.00 |
| 2. Caulk and repair steel sash. | 2,500.00 |
| 3. Repair roof. | 600.00 |

Sub Total	\$ 5,100.00
Overhead, Profit, Taxes, etc.	1,000.00



THE MOST WORSHIPFUL PRINCE HALL GRAND LODGE

FREE AND ACCEPTED MASONS, JURISDICTION OF MASSACHUSETTS

MASONIC TEMPLE

24 WASHINGTON STREET • DORCHESTER • MASSACHUSETTS • 02121

(617) 445-1145

Office of the Most Worshipful Grand Master

March 12, 1981

Mr. Robert Ryan
Director, B.R.A.
City Hall Plaza
Boston, Mass. 02201

Dear Sir:

Letter requesting that the B.R.A. Board take the necessary action to rescind
the designation of properties in Grove Hall tentatively during 1980.

However it is our intention to retain or be redesignated for properties located
3--11 Washington Street, Dorchester, Mass. 02121.

We are participating with the Neighborhood Council, Freedom House and other
developers in revitalizing the Grove Hall area.

Fraternally Yours,

Themus Perry
Themus Perry,
M.W. Grand Master

Attest: *Andrew L. Ford*
Andrew L. Ford,
R.W. Grand Sec'y.

PARCEL: 2527

REUSE PARCEL:

ADDRESS: 457-459 Blue Hill Avenue

TYPE OF CONSTRUCTION / STORIES: B III- 1 Story

OWNER: City of Boston

EXISTING OCCUPANCY: 2 Stores (Vacant)

LEGAL OCCUPANCY: Stores

PROPOSED OCCUPANCY:

ESTIMATED REHAB COST: \$70,625.00

REHABILITATION SPECIALIST H. Marlowe/ J. Wall/W. Norton DATE: 3/12/81

The necessary rehabilitation to meet the renewal plan, development plan or local rehabilitation standards consists of the following:

EXTERIOR:

COST ESTIMATE

1.	New store fronts, doorways.	\$10,000.00
2.	New rear doorways.	600.00
3.	New windows- rear.	300.00
4.	Repair, rebuild where necessary & point masonry walls.	1,000.00
5.	Install new tar & gravel roof.	5,100.00
6.	Install new gutters, flashings, conductors & skylights.	2,500.00
7.	Paint trim complete.	2,000.00

INTERIOR:

1.	Remove debris.	2,000.00
2.	Repair floors & basement stairs.	4,000.00
3.	New plaster ceilings, walls & trim.	5,700.00
4.	Install a new heating plant & new radiation.	6,000.00
5.	Install a new plumbing system, including supplies, waste & vents.	3,000.00
6.	Install a new electrical service, wiring & fixtures.	3,000.00
7.	Install a new concrete basement floor, fire resistant ceiling.	5,100.00
8.	Install new lavatories.	3,000.00
9.	Install new smoke/heat detector system.	400.00
10.	Complete redecoration.	2,800.00

Sub Total \$ 56,500.00
Overhead, Profit, Taxes, etc. 14,125.00

PROPERTY PROFILE

N.E. D.C.

PARCEL: 2528 REUSE PARCEL:
ADDRESS: 451-465 Blue Hill Avenue
TYPE OF CONSTRUCTION / STORIES: B III- 1 Story
OWNER: City of Boston
EXISTING OCCUPANCY: 3 Stores (Vacant)
LEGAL OCCUPANCY: Stores
PROPOSED OCCUPANCY:
ESTIMATED REHAB COST: \$80,750.00
REHABILITATION SPECIALIST H. Marlowe/ J. Wall / W. Norton DATE: 3/12/81

The necessary rehabilitation to meet the renewal plan, development plan or local rehabilitation standards consists of the following:

<u>EXTERIOR:</u>	<u>COST ESTIMATE</u>
1. New store fronts, doorways.	\$15,000.00
2. New rear doorways.	900.00
3. New windows-rear.	500.00
4. Repair, rebuild where necessary & point masonry walls.	1,500.00
5. Install new tar & gravel roof.	2,600.00
6. Install new gutters, flashings, conductors & skylights.	2,100.00
7. Paint trim complete.	3,000.00
<u>INTERIOR:</u>	
1. Remove debris.	3,000.00
2. Repair floors & basement stairs.	3,000.00
3. New plaster ceilings, walls & trim.	4,400.00
4. Install a new heating plant & new radiation.	8,000.00
5. Install a new plumbing system, including supplies, waste and vents.	4,500.00
6. Install a new electrical service, wiring & fixtures.	4,000.00
7. Install a new concrete basement floor, fire resistant ceiling.	4,000.00
8. Install new lavatories.	4,500.00
9. Install new smoke/heat detector system.	600.00
10. Complete redecoration.	3,000.00

Sub Total	\$	64,600.00
Overhead, Profit, Taxes, etc.		16,150.00

NEIGHBORHOOD ECONOMIC DEVELOPMENT COUNCIL, INC.

460 BLUE HILL AVENUE

ROXBURY, MASSACHUSETTS 02121

(617) 442-4465

(REVISED)

Letter of Intent

April 23, 1981

Mr. Robert Ryan, Director
Boston Redevelopment Authority
City Hall Plaza, 9th Floor
Boston, Massachusetts

Subject: Rehabilitation of Buildings as follows:
461, 465, 483, 485, 470 and 476 Blue Hill Avenue,
8 to 12 Geneva Avenue and 651-663 Warren Street in
the Washington Park Urban Renewal Area.

Dear Sir:

It is the intention of the Neighborhood Council to rehabilitate the above mentioned buildings as part of an over all development program for the Grove Hall Area in conjunction with Freedom House, The Prince Hall Masonic Temple, Beulah Pilgrim Holiness Church and the Neighborhood Development Program as well as the Blue Hill Avenue Commission.

If selected by the Boston Redevelopment Authority as Developer of the Property, we intend to accomplish the following:

1. To rehabilitate buildings substantially in accordance with the suggested General Rehabilitation Guide and Controls as required under the Urban Renewal Plan for the area and in accordance with the property profile, work write-up, as prepared by the Rehabilitation Staff of the Boston Redevelopment Authority.
2. To work with the community, the Board of Trade and the Blue Hill Avenue Commission along with the Unity Bank & Trust Co, The U.S. Small Business Administration and The Massachusetts Industrial Finance Agency to create ownership opportunities for the existing merchants in the Grove Hall area and for future merchants that have indicated an interest in moving into the area.
3. The Grove Hall area was designated as a (C.A.R.D.) Commercial Area Revitalization District during 1980 and thus became eligible for financing through the Massachusetts Industrial Finance Agency. It is important to emphasize the availability of funding through Massachusetts Industrial Finance Agency because of the property located at 483-485 Blue Hill Avenue, a mixed use property with Commercial and Residential space being available. A feasibility will be done following the tentative designation to determine the highest and best use, as well as the most economical approach to rehabilitating the property.

NEIGHBORHOOD ECONOMIC DEVELOPMENT COUNCIL, INC.

460 BLUE HILL AVENUE

ROXBURY, MASSACHUSETTS 02121

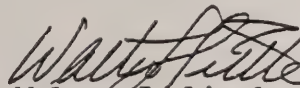
(617) 442-4465

It is our intention to involve a representative from the Massachusetts Industrial Finance Agency in the evaluation and feasibility study of the Building, however, without an option to purchase or a tentative designation, we would have no basis for filing an application. The Building located at 470-476 Blue Hill Avenue, was identified in the Property Profile-work write-up, provided by the Boston Redevelopment Authority Staff, as a mixed use property, however, the former use was commercial, consisting of Stores on the Street level and offices on the upper floors.

4. The 90 day period between the tentative designation and the request for final designation, it is our intention to secure working drawings or plans, for the improvements, Financial Commitments (from all sources), contractors to do the Renovation and a time schedule for completion of the projects.

The public Disclosure Forms H-6004, part 1 and part 11 submitted April 10, 1981, did not indicate the mixed use of the property at 483-485 Blue Hill Avenue, because we are unable to make that determination prior to the feasibility study or without access to the buildings.

Sincerely


Walter J. Little
President

NEIGHBORHOOD ECONOMIC DEVELOPMENT COUNCIL, INC.

460 BLUE HILL AVENUE

ROXBURY, MASSACHUSETTS 02121

(617) 442-4465

8 BOSTON SUNDAY GLOBE FEBRUARY 15, 1981

UPDATE JERRY TAYLOR

Businesses get CARD loans

Enacted by the Massachusetts Legislature in 1978, the "Commercial Area Revitalization District" (CARD) program offers privately financed tax-exempt revenue bonds and other incentives for businesses to invest in rundown sections.

Those wishing to create, expand or modernize retail outlets, offices or apartment complexes in designated CARDS can borrow at three-quarters of the prime interest rate (now 19.5 percent).

There are at latest count 107 CARDS in two dozen cities statewide, according to Marijo McCarthy of the Massachusetts Industrial Finance Agency.

She regards Springfield (6 CARDS) as a shining example. Local entrepreneurs are refurbishing stores and converting vacant upper-story offices into apartments in the largely Hispanic Memorial square neighborhood and the largely black Winchester square section, just two parts of that city where bonds have been issued and rehabilitation is under way.

But in Boston, whose 15 CARDS were established by May 1980, only one bond application is pending from any of the nine areas: in Dorchester, Roxbury, Roslindale, Hyde Park and South Boston. The applicant wants to make the fire-damaged Knights of Columbus hall in Dorchester's Lower Mills into an office building.

Emanuel Berk of the city's Neighborhood Development Agency says low-interest loans subsidized by federal grants are being explored as an alternative to CARD bonds, which are not practical economically at amounts under \$200,000.

"The CARD concept is sound but it's practical only for large projects," Berk says. "I'm not surprised there haven't been many applications from the neighborhood CARDS. You're more likely to see an investment of \$5000 rather than \$250,000."

NEIGHBORHOOD ECONOMIC DEVELOPMENT COUNCIL, INC.

460 BLUE HILL AVENUE

ROXBURY, MASSACHUSETTS 02121

(617) 442-4465

LETTER OF INTENT

April 10, 1981

Mr. Robert Ryan, Director
Boston Redevelopment Authority
City Hall Plaza, 9th Floor
Boston, Massachusetts

SUBJECT: Rehabilitation of Buildings at
461, 465, 483, 485, 470 and 476 Blue
Hill Avenue and 8 to 12 Geneva Ave,
651-663 Warren ~~XXXXXX~~ Street, in
the Washington Park Urban Renewal
Area.

Dear Sir:

I am interested in rehabilitating the above mentioned buildings as part of an over all development program for the Grove Hall Area and in conjunction with Freedom House, the Prince Hall Masonic Temple, Beulah Pilgrim Holiness Church and the Neighborhood Development Program as well as the Blue Hill Avenue Commission.

If selected by the Boston Redevelopment Authority as Developer of the property, I intend to accomplish the following:

1. To rehabilitate the subject buildings substantially in accordance with the suggested General Rehabilitation Guide and Controls as required under the Urban Renewal Plan for the area and in accordance with the property profile, work write-up, as prepared by the Rehabilitation Staff of the Boston Redevelopment Authority.
2. To work with the Community, The Board of Trade and the Blue Hill Avenue Commission along with The Unity Bank & Trust Co., First National Bank of Boston, The National Shawmut Bank, The New England Merchants National Bank, State Street Bank and Trust Co. and The Small Business Administration to create ownership opportunities for merchants in the Grove Hall Area presently and for future merchants that have indicated an interest in moving into the area.
3. Upon conveyance of the property construction will commence within 3 months and be completed within 12 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part 1 and 11, along with copies of the property profiles.

Sincerely,

DEL-MAR CLEANERS INC.
491 BLUE HILL AVENUE
ROXBURY, MASS 02121

LETTER OF INTENT

April 10, 1981

Mr. Robert Ryan, Director
Boston Redevelopment Authority
City Hall Plaza
Boston, Massachusetts

SUBJECT: Rehabilitation of Buildings at 487-493
Blue Hill Avenue, Washington Park Urban
Renewal Area. (Grove Hall). R-24

Dear Sir:

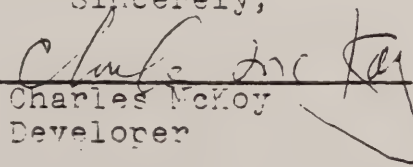
I am interested in rehabilitating the above mentioned buildings in Conjunction with the Neighborhood Economic Development Council, Inc., The Blue Hill Avenue Commission and the Neighborhood Development Office of the City of Boston.

If selected by the Boston Redevelopment Authority as Developer of the Property, I intend to accomplish the following:

1. To rehabilitate the subject buildings substantially in accordance with the suggested General Rehabilitation Guide and Controls as required under the Urban Renewal Plan for the area and in accordance with the Property Profile, Work Write-Up, as prepared by the Rehabilitation Staff of the Boston Redevelopment Authority.
2. To work with the Community in making commercial accommodations available to other Local Merchants as part of a Commercial Area Revitalization District.
3. Upon conveyance of the property construction will commence within 3 months and be completed within 6 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I and II, along with a copy of the property profile.

Sincerely,


Charles McKoy
Developer

Enclosures



Business
Development
Office

David Roundtree, Director
BHAC-UDAG
460 Blue Hill Avenue
Dorchester, MA 02121

April 14, 1981

Mr. Robert Ryan, Director
BRA
9th floor
City Hall
1 City Hall Square
Boston, MA 02201

Dear Mr. Ryan:

The BHAC/UDAG Commission has been working very closely with the Grove Hall Merchants Committee in their interest to revitalize a portion of the Grove Hall Area. The merchants have made a sincere commitment in their venture and I feel that once the renovation process takes place we will indeed have many more merchants making commitments.

As you may or may not be aware of the Commission deals only on a rebate concern, to qualifying merchants. No rebate shall exceed the sum of \$75,000.00 to any one owner, for any single project and no rebate shall exceed 25% of total project cost. Also we have a separate entity for private security systems. These funds will not exceed 50% of the cost of security. Such systems may include alarms, lighting, and other devices and equipment but no funds shall be used in payment of any cost of any protective services.

Mr. Ryan, if you have any questions regarding the Commission and or our purpose please feel free to contact me at 427-1705.

Sincerely,

David Roundtree
David Roundtree
Director

DR:jjj

REVEREND ARNOLD BROWNE, PASTOR
BEULAH PILGRIM HOLINESS CHURCH
615 WARREN STREET
ROXBURY, MASSACHUSETTS

LETTER OF INTENT

April 10, 1981

Mr. Robert Ryan, Director
Boston Redevelopment Authority
City Hall Plaza
Boston, Massachusetts

SUBJECT: Rehabilitation of Building as
457-459 Blue Hill Avenue in the
Washington Park Urban Renewal Area.
R-24.

Dear Sir:

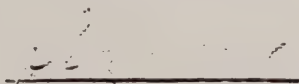
I am interested in rehabilitating the above mentioned property in conjunction with the Neighborhood Economic Development Council, Inc., The Blue Hill Avenue Commission and the Neighborhood Development Office of the City of Boston.

If selected by the Boston Redevelopment Authority as Developer of the Property, I intend to accomplish the following:

1. To rehabilitate the subject buildings substantially in accordance with the suggested General Rehabilitation Guide and Controls as required under the Urban Renewal Plan for the Area and in accordance with the Property Profile, Work Write-Up, as prepared by the Rehabilitation Staff of the Boston Redevelopment Authority.
2. To work with the Community in making an improvement in the appearance of property in the Grove Hall Area.
3. Upon conveyance of the property construction will commence within 3 months and be completed within 6 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms R-6004, Part I and II, along with a copy of the property profile.

Sincerely,


(Rev.) Arnold Browne
Pastor-Developer

NEIGHBORHOOD ECONOMIC DEVELOPMENT COUNCIL, INC.

460 BLUE HILL AVENUE

ROXBURY, MASSACHUSETTS 02121

(617) 442-4465

April 23, 1981

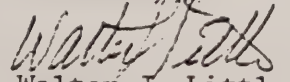
Mr. Robert Ryan, Director
Boston Redevelopment Authority
City Hall Plaza, 9th Floor
Boston, Massachusetts

Dear Sir:

I have attached a revised Letter of Intent to be included with our submission for consideration as Developers for properties in the Grove Hall Area. It is our hope that the revised letter will adequately answer question that has been raised by your staff in the review process of our submission.

If additional information is needed, Please let me know.

Sincerely,


Walter J. Little
President

WJL:fw

Enclosure

MEMORANDUM

April 30, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA MASS. R-24
AND BLUE HILL AVENUE AREA

1. RESCISSION OF TENTATIVE DEVELOPER OF VARIOUS BUILDINGS
2. TENTATIVE DESIGNATION OF FOUR DEVELOPERS OF VARIOUS BUILDINGS

On October 18, 1979 the Boston Redevelopment Authority approved the tentative designation of Prince Hall Development Corporation as requested by the City of Boston to participate in the Blue Hill Avenue Commercial Rehabilitation Project for the below listed properties for revitalization of the Blue Hill Avenue Corridor by Urban Development Action Grant (UDAG) funds for use by the City under the Boston Plan.

List of Properties (Tentative Designation)
457-465, 470-476, 483-493 Blue Hill Avenue
8-10 Geneva Avenue
651-663 Warren Street
2-4, 3-11 Washington Street

On March 12, 1981 Themus Perry, Most Worshipful Grand Master, has written the Authority requesting that the BRA Board rescind the tentative designation of Prince Hall Development Corporation and be redesignated for only the property located at 3-11 Washington Street. Said Corporation is participating with the Neighborhood Council, Freedom House and other developers in revitalizing the Grove Hall Area, in order to achieve the rehabilitation goals for the Blue Hill Avenue Area.

The Blue Hill Avenue/UDAG Commission supports the Grove Hall Merchants Committee in their interest to rehabilitate the structures below.

To accomplish this revitalization plan for the area it is advisable to rescind the tentative designation of Prince Hall Development Corporation for the above listed properties and recommend tentative designation to the following developers for various structures.

Tentative Designation of Four Developers

- a. Beulah Pilgrim Holiness Church
457-459 Blue Hill Avenue
- b. Neighborhood Economic Development Council, Inc.
461-465, 483-485, 470-476 Blue Hill Avenue
8-12 Geneva Avenue
651-663 Warren Street
- c. Del-Mar Cleansers, Inc.
487-493 Blue Hill Avenue
- d. Prince Hall Development Corp.
3-11 Washington Street

The Authority has been requested by the City to accept deeds for these parcels (see attached map) and to convey them to the appropriate developers listed above to be rehabilitated for commercial and some apartment use.

The financing for all four developers will be with a group of banks namely: The Unity Bank & Trust Co., the First National Bank of Boston, the National Shawmut Bank, the New England Merchants National Bank, the State Street Bank and Trust Co., and the Small Business Administration, a participating UDAG Bank, and the Capital Investment Rebate Program of UDAG. The cost of rehabilitation for all above mentioned buildings is estimated at \$880,000 dollars and will be performed by Boston based Ferguson Construction Co., the Professional Builders Company and others to be selected through competitive biddings.

It is therefore, requested that the a. Beulah Pilgrim Holiness Church, b. the Neighborhood Economic Development Council, Inc., c. the Del-Mar Cleansers, Inc. and d. the Prince Hall Development Corporation be tentatively designated as the developers of the following properties respectively. a. 457-459 Blue Hill Ave., b. 461-465, 483-485, 470-476 Blue Hill Avenue, 8-12 Geneva Ave., 651-663 Warren Street, c. 487-493 Blue Hill Ave., and d. 3-11 Washington Street.

It is therefore recommended that the Authority:

1. Rescind the tentative designation of the Prince Hall Development Corp. as redeveloper of 457-465, 470-476, 483-493 Blue Hill Avenue, 8-10 Geneva Avenue, 651-663 Warren Street, 2-4 and 3-11 Washington Street per the following appropriate vote:

VOTED: That the tentative designation of Prince Hall Development Corporation as redevelopers of 457-465, 470-476, 483-493 Blue Hill Avenue, 8-10 Geneva Ave. 651-663 Warren Street, 2-4 and 3-11 Washington Street in the Washington Park Urban Renewal Area and Blue Hill Avenue Area be and hereby is rescinded.

2. Approve the attached Resolution recommending the tentative designation of the Beulah Pilgrim Holiness Church, the Neighborhood Economic Development Council, Inc., the Del-Mar Cleansers, Inc. and the Prince Hall Development Corporation as tentative redevelopers of various properties in the Washington Park Urban Renewal Area and the Blue Hill Avenue Area of Boston

PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Rev. Arnold Browne, Minister
Beulah Pilgrim Holiness Church
- b. Address and ZIP Code of Redeveloper: 615 Warren Street, Roxbury, Ma, 02121
- c. IRS Number of Redeveloper: 04-2633704
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in R - 24 - Washington Park Urban Renewal Area.
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.
is described as follows²
Land & Bldgs. at 457 - 459 Blue Hill Ave., to be
rehabilitated in accordance with the area Revitalization Program
for Grove Hall.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as _____
- ☐ A business association or a joint venture known as _____
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: _____

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N/A

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹ N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. See back of page.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: N/A
See (b)

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.) N/A

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

N/A

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: N/A

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

- Rev. Arnold Browne, Minister
1. a. Name of Redeveloper: Beulah Pilgrim Holiness Church
- b. Address and ZIP Code of Redeveloper: 615 Warren Street, Roxbury, Ma. 02121
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Washington Park Urban Renewal Area R-24

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Land and Bldgs. at 457 - 459 Blue Hill Ave.,
Dorchester, Mass. To be rehabilitated in accordance with the
area Revitalization Program in the Grove Hall area

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____,
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:
Funds to be made available through Boston Banks that pledged
Property Improvement Loans for Properties along Blue Hill Ave.

